

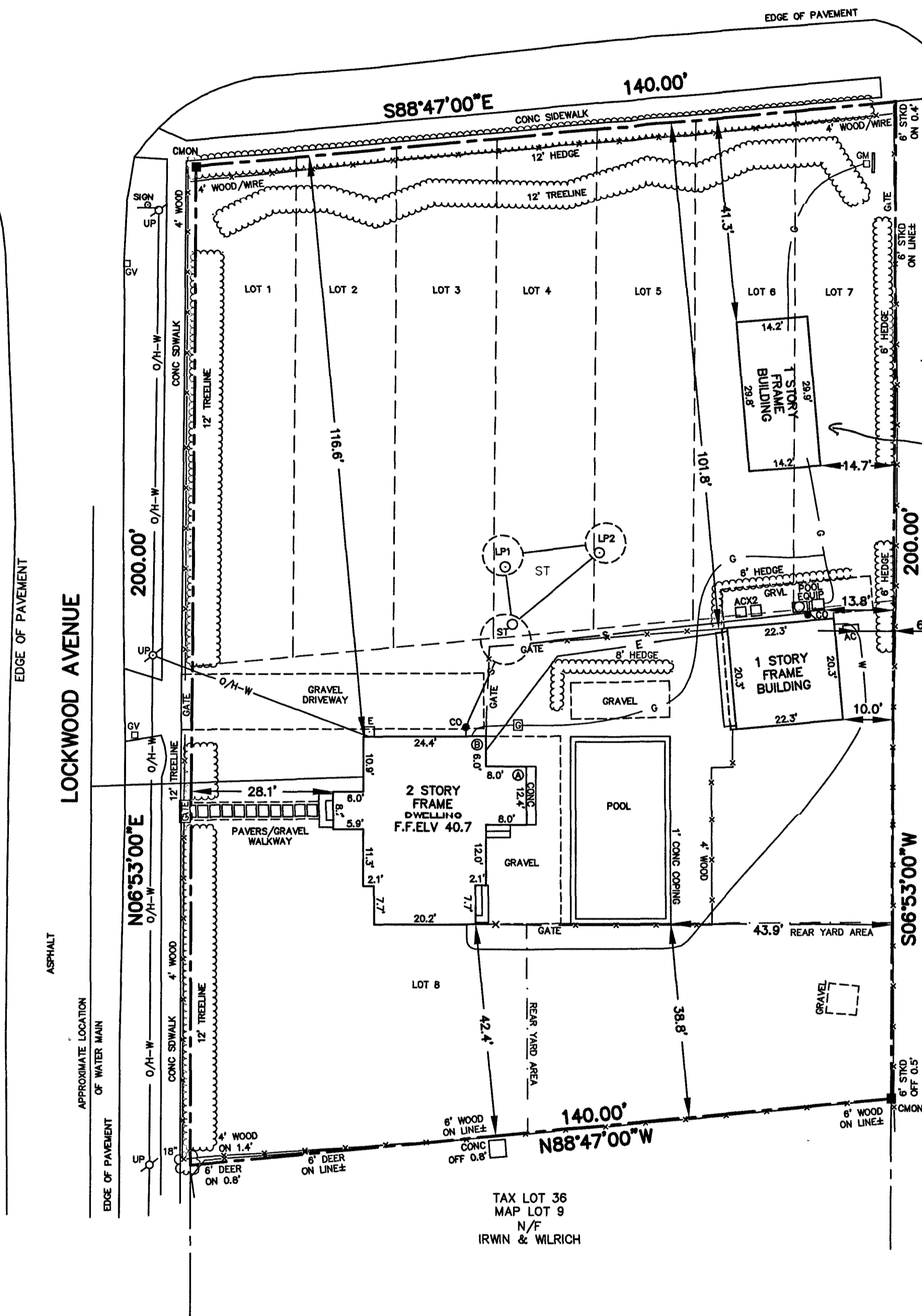
File Map North  
TOTAL LOT AREA  
27,863± SQ.FT.  
0.640± ACRES

**MONTAUK HIGHWAY**  
(a.k.a. S.R. 27)  
ASPHALT

**NOTES:**

1. SURVEY CONDUCTED WITHOUT BENEFIT OF COMPLETE TITLE REPORT. EASEMENTS OF RECORD FOR WHICH DOCUMENTATION HAS BEEN PROVIDED ARE SHOWN HEREON. OTHER EASEMENTS, IF ANY, ARE NOT SHOWN.
2. SUBJECT PROPERTY SHOWN AS LOTS 1-8, IN BLOCK "C" ON "REVISED MAP OF; HAMPTON MANOR; SITUATE; BRIDGEHAMPTON; SUFFOLK COUNTY, N.Y." BY HOWARD LOCKWOOD, BROOKLYN, NY, FILED JUN 11, 1930 AS FILE MAP No. 634.
3. SUBJECT PROPERTY IN ZONE "R20" PER TOWN OF SOUTHAMPTON GEOGRAPHIC INFORMATION SYSTEM, JUNE 03, 2022. ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
4. NO WETLANDS LINES ARE SHOWN HEREON. ZONING SETBACKS AND/OR ALLOWED AREA COMPUTATIONS MAY BE DIFFERENT IF THE SUBJECT PROPERTY IS WITHIN REGULATORY DISTANCE OF ANY EXISTING WETLANDS. ALL ZONING INFORMATION MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
5. ONLY TREES SUBJECTIVELY CONSIDERED TO BE SIGNIFICANT DURING FIELD MEASUREMENTS ARE SHOWN HEREON. NO CERTIFICATION IS PROVIDED AS TO THE NUMBER, TYPE OR EXTENT OF INDIVIDUAL TREES ON THE SUBJECT PROPERTY.
6. SEPTIC SYSTEM AND UNDERGROUND UTILITY LOCATIONS SHOWN FROM INFORMATION PROVIDED BY OTHERS. CERTIFICATIONS ARE LIMITED TO THE ACCURATE PLOTTING AND DEPICTION OF THE INFORMATION AS SUPPLIED.
7. AS EVIDENCED BY OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, SOME OF OR ALL UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNDERGROUND AND ARE PROVIDED TO THE SUBJECT PROPERTY FROM WITHIN THE PUBLIC RIGHT OF WAY. BEFORE DIGGING ON THE SUBJECT PROPERTY OR IN THE PUBLIC RIGHT OF WAY CALL THE NYC & LI ONE-CALL CENTER AT 1-800-272-4480 AND REQUEST FIELD LOCATION AND MARK OUT OF UNDERGROUND UTILITY LINES. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO SANITARY AND DRAINAGE DISPOSAL SYSTEMS, ARE DEPICTED ACCORDING TO RECORDS SUPPLIED BY OTHERS. USERS OF THIS SURVEY MAP ARE CAUTIONED THAT NO CERTIFICATION, WARRANTY OR GUARANTY, EITHER EXPRESS OR IMPLIED, IS EXTENDED TO THE LOCATION OR COMPLETENESS OF INFORMATION WITH RESPECT TO UNDERGROUND UTILITIES SHOWN HEREON. CERTIFICATION IS EXTENDED ONLY TO THE ACCURATE PLOTTING OF LOCATION DATA AS PROVIDED IN SKETCH FORMAT OR AS LOCATED BY FIELD MEASUREMENT OF SURFACE MARK OUT.

TABLE OF AREAS	(SQ. FT.)
TOTAL LOT SIZE	27,863
EXISTING TOTAL BUILDING COVERAGE	1,923
ALLOWED TOTAL BUILDING COVERAGE	5,573
(< 27,863 * 0.20)	
EXISTING REQ'D REAR YARD COVERAGE	0
ALLOWED REQ'D REAR YARD COVERAGE	556
(< 2,782 * 0.20)	



**CERTIFIED TO:**  
**MARIO GRAUSO**  
**SERKAN SARIER**

*for STS*

APPROVED  
Building Inspector  
Robert Manion

SANITARY LOCATION TIES		
ITEM	DIST 'A'	DIST 'B'
ST	28.5'	23.0'
LP#1	40.0'	34.0'
LP#2	45.0'	43.0'

**CERTIFICATION & ALTERATION NOTE:**

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON(S) FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND/OR GOVERNMENTAL AGENCY LISTED HEREON, AND THE SUCCESSORS AND/OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. LOCATIONS OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST EXCEPT AS SHOWN HEREON, ARE NOT KNOWN AND ARE NOT COVERED BY THIS CERTIFICATION.

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Field Work: JLA CFB  
Drawn By: FMH RCJ JML  
Checked By: FMH  
Reviewed By: [Signature]  
Date: 15 FEB 2019

Project No: 19-017  
Drawing Name: 19-017 C02  
Scale: 1" = 20'

Revisions:  
25APR19 U/G UTILITIES ADDED  
30JUL19 LOCATE U/G UTIL FLAGS  
13JAN20 PROP P/ISE PLAN  
13FEB20 PROP SEPTIC  
16NOV20 SCDS COMMENTS  
03AUG21 SITE UPDATE/CO  
16SEP21 +H2O LINE  
17MAY22 SITE UPDATE

**GRAUSO & SARIER**

PROPERTY SITUATE AT  
**17 LOCKWOOD AVENUE**  
**BRIDGEHAMPTON, NEW YORK**  
COUNTY OF SUFFOLK, TOWN OF SOUTHAMPTON  
DISTRICT 900, SECTION 88, BLOCK 1, LOT 75.1

PREPARED BY  
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Sheet Title: **CERTIFICATE OF OCCUPANCY SURVEY** Sheet 1 OF 1